

FARMAN WAY

# Blofield, Norwich NR13 4FG

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336556

# FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings &amp; Watson virtual tour app interface. The screen shows a house icon, a button for 'Enter virtual tour', and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. The background is a teal gradient.

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# STARKINGS & WATSON

- 2018 Norfolk Homes Built Property
- Executive Style Overlooking the Country Park
- Parking to Front with Garage to Rear
- Landscaped & Low Maintenance Gardens
- Open Plan Kitchen for Entertaining
- Three Reception Rooms including Dining/Orangery
- Four Double Bedrooms
- En Suite & Family Bathroom

#### IN SUMMARY

Built in 2018 by NORFOLK HOMES, this EXECUTIVE STYLE home on the edge of the offers VIEWS over the COUNTRY development PARK to front. Given the position, an immediate feeling of space can be enjoyed, with PARKING to FRONT, and a further DRIVEWAY and GARAGE to rear. The GARDEN is LOW MAINTENANCE and LANDSCAPED but still retaining GREAT PROPORTIONS, with a LAWN and DECKING SPACE. Internally, the flow of the property is IDEAL for ENTERTAINING, extending to over 1360 Sq. ft (stms) including the HALL ENTRANCE with the open plan KITCHEN/BREAKFAST AREA and ISLAND. A separate UTILITY ROOM offers a FUNCTIONAL LAUNDRY SPACE, with a ground floor STUDY/family room, sitting room and DINING ROOM which is an addition to the property in an ORANGERY STYLE. The ground floor is finished with UNDER FLOOR HEATING. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing, with BUILT-IN WARDROBES to ALL BEDROOMS, an EN SUITE shower room to the main bedroom, and a FAMILY BATHROOM with a shower.

#### SETTING THE SCENE

With an attractive facade, the well stocked and planted

frontage creates a great first impression, with parking to the right, where an electric car charger can also be found. Overlooking the Country Park with the new village school being built in the distance, further parking and the garage can be found to rear. Given the position on the development, wide roads can be found, with loads of further on road parking for those that like to entertain.

#### THE GRAND TOUR

Heading inside, in true Norfolk Homes style, tiled flooring runs under foot with under floor heating. The stairs rise up with a solid exposed wood hand rail, whilst the kitchen and breakfast rooms are open plan. With ample storage and the addition of a central island, the kitchen is an entertainers dream, with a high specification finish, contrasting units and tiled splash backs with under cupboard lighting. The gas hob and electric double oven are built-in, with space for an American style fridge freezer, and the dishwasher integrated. The central island introduces contrasting work surfaces with solid wood, and space to sit around the edge. Two built-in cupboards offer storage, with a separate utility room offering a functional laundry space, with a window to front, room for appliances and a useful door to the side driveway. The gas fired central heating boiler is wall mounted and utilises a Hive system for remote control. The hall way leads to the reception space, first of all comprising the study/family room - complete with an unforgettable décor and dual aspect windows. The sitting room is centred on a feature fire place with wood flooring, whilst the dining room extends the living space. Finished in an orangery style, the glazed roof lantern allows a bright and sunny feel, or dinner under the stars in the winter months. Heading up, four double



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bedrooms lead off the landing, all complete with well fitted built-in wardrobes. Storage is also built-in on the landing. The main bedroom includes an immaculate and well fitted en suite, complete with tiled splash backs, heated towel rail and a range of built-in storage. Eye catching tiles finish the family bathroom, with a shower over the bath and a glazed shower screen.

#### THE GREAT OUTDOORS

Heading outside, the garden has been designed to be low maintenance, with no compromise on the size and space. A central lawn can be found adjoined by a patio footpath and seating area, with walled boundaries for a secluded feel. A timber decked seating area is raised to one side, with gated access to front, outside power and water, and a door to the garage.

#### OUT & ABOUT

The Broadland Village of Blofield is situated East of the City of Norwich. The Village provides good transport links via both the Brundall and Lingwood railway stations along with regular buses travelling to both Norwich and Great Yarmouth. The Village itself offers a wide range of amenities including a village school, local shops, garden centre, medical practice, chemist and a public house. Blofield is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

#### FIND US

Postcode : NR13 4FG

What3Words : ///transmitted.roughest.repayment

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area™

1364.71 ft<sup>2</sup>

126.79 m<sup>2</sup>